



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

The Daniel W. Watson Trust/

Tax Map 247, Lot 22 and Tax Map 254, Lot 24

September 22, 2010

Applicant: **The Daniel W. Watson Trust**
 23 Davis Lane
 Moultonborough, NH 03254

Location: **23 Davis Lane/(Tax Map 247, Lot 22 and Tax Map 254, Lot 24)**

On July 28, 2010 the Planning Board of the Town of Moultonborough opened a public hearing on the application of the Daniel W. Watson Trust (hereinafter referred to as the “Applicant” and/or “Owner”) for a Boundary Line Adjustment to cede approx. 2.96 acres from Tax Map 247, Lot 22 to Tax Map 254, Lot 24 in the Residential Agricultural (RA) Zoning District.

The public hearing was continued to September 22, 2010. The public hearing was closed on September 22, 2010. At the regularly scheduled Planning Board meeting on September 22, 2010 the Board voted by a vote of seven (7) in favor (Coppinger, King, Ryerson, Jensen, Charest, Fairchild, Maroun), none (0) opposed, to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins shall be set in conformance with the plans entitled, “Boundary Line Adjustment Plan of Lands of the Daniel W. Watson Trust & the Eda Ann Watson Trust, 23 Davis Lane (Tax Map 247 Lot 22 & 29 Long Island Road (Tax Map 254, Lot 24)”, prepared by David M. Dolan Associates, P.C., 87 Whittier Highway, Moultonborough, NH 03254, dated June 24, 2010.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this subdivision review shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Pins to be Set

All pins and other boundary markers shall be set within six (6) months of the signing of the plat by the Planning Board Chair.

5. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

Joanne Coppinger
Chairman, Planning Board

Date _____